

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, established the minimum building restriction lines, and dedicate all streets, alleys, walks and parks as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the planning commission.

Date _____ Owner's Signature _____

Date _____ Owner's Signature _____

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown and described hereon is a true and correct (Category I & IV) survey, with a ratio of precision of (1:10,000), performed on September 29, 2021 in accordance to current Tennessee Standards of Practice for Land Surveyors, Chapter 0820-3. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Crossville Regional Planning Commission.

Date _____ Sean Pugh, R.L.S. # 2341
Tennessee Registration

CERTIFICATION OF EXISTING ROAD(S)

I hereby certify that the road(s) shown on this plat has (have) the status of an accepted city or county maintained public road regardless of the current condition, or is a state maintained highway.

Date _____ Public Works Director/City Engineer
or County Road Superintendent

CERTIFICATION OF EXISTING WATER LINES AND/OR EXISTING HYDRANTS

I hereby certify that the existing water lines and/or fire hydrants shown hereon are in place and maintained by the City of Crossville.

Date _____ Public Works Director/City Engineer
or Utility District Representative

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Crossville Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Crossville Regional Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date _____ Secretary of the Crossville Regional
Planning Commission

SURVEYOR'S NOTES:

- THE PURPOSE OF THIS PLAT IS TO REMOVE THE EXISTING DASHED PORTION OF THE PROPERTY LINE BETWEEN PARCEL: 54.00 AND 55.00 (SEE PLAT) AND CREATE (1) ONE RESIDENTIAL LOT CONTAINING 2.26 ACRES ±. SAID LOT HAS AN EXISTING HOUSE AND EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM (SEE SHADED AREA) AND IS REFERRED TO AS **LOT # 1** ON THIS PLAT.
- THE REMAINING 1.28 ACRES ± SHALL NOT BE CONSIDERED A LOT AND SHALL BE PERMANENTLY COMBINED WITH ADJOINING TAX MAP: 126, PARCEL: 54.00 WHICH CONTAINS MORE THAN 5 ACRES.
- LOT # 1** ON THIS PLAT IS A PORTION OF TAX MAP: 126, PARCEL: 55.00 AND ALSO A PORTION OF CUMBERLAND HOMESTEAD TRACT # 236 AS SHOWN ON PLAT ENTITLED "PLAT SHOWING LANDS LEASED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE TO THE CUMBERLAND HOMESTEAD COMPANY" AS RECORDED IN PLAT BOOK: 1, PAGE: 1, REGISTER'S OFFICE, CUMBERLAND COUNTY, TENNESSEE.
- THERE SHALL BE A BUILDING SETBACK OF THIRTY (40) FEET PARALLEL TO ALL LOCAL STREETS.
- THERE SHALL BE A BUILDING SETBACK OF TEN (10) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES AND ALONG THE PERIMETER OF THE SUBDIVISION.
- THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL LOCAL STREETS.
- THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF SIX (6) FEET PARALLEL TO ALL SIDE AND REAR LOT LINES OF ABUTTING LOTS WITHIN THE SUBDIVISION.
- THERE SHALL BE A UTILITY-DRAINAGE EASEMENT OF TWELVE (12) FEET PARALLEL TO ALL SIDE AND/OR REAR LOT LINES THAT ARE ALONG THE PERIMETER OF THE SUBDIVISION.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA FLOOD INSURANCE MAP # 47035C0316D FOR CUMBERLAND COUNTY, TENNESSEE.
- THIS PROPERTY IS SUBJECT TO AND/OR AFFECTED BY ALL ZONING, BUILDING SETBACKS, RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET.
- PLEASE REFER TO LEGEND FOR SYMBOL AND LINE TYPE DESCRIPTIONS.

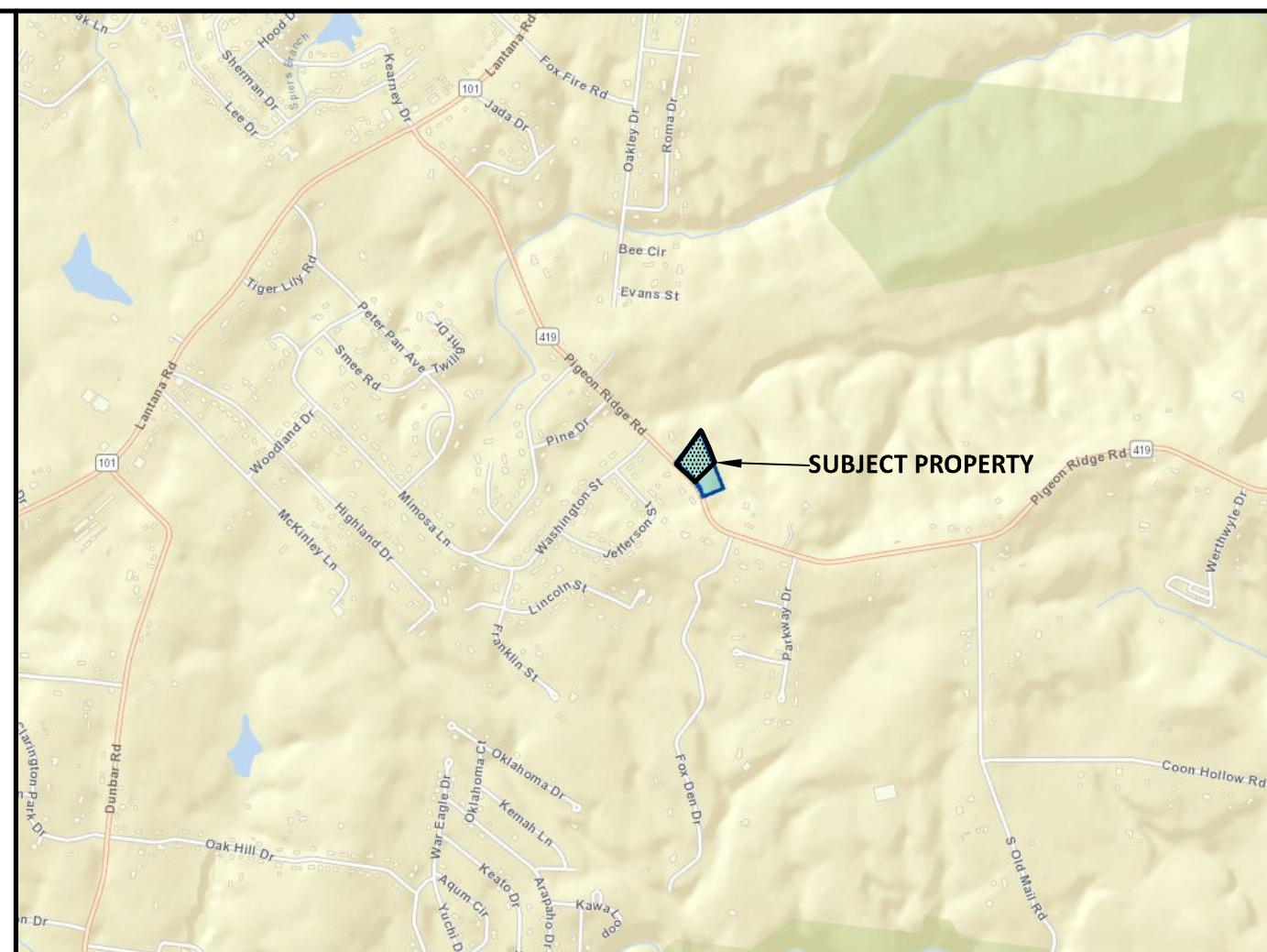
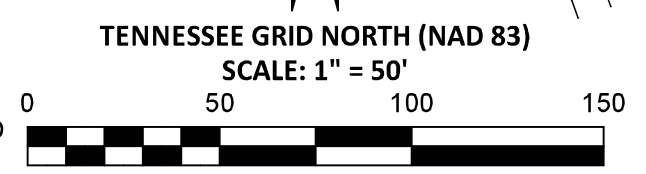
GPS INFORMATION

- Type of GPS Field Procedure Used: Real Time Kinematic
- Type of GPS Equipment Used: Topcon Hiper VR Dual Frequency Receiver
- Relative Positional Accuracy: H = 0.05', V = 0.05'
- Date(s) of Survey: September 29, 2021
- Datum/Epoch: NAD 83 (2011)/Epoch 2005.00
- Fixed Control Station: TDOT CORS Network
- Fixed Control Station Position: Not Applicable
- Geoid Model Used: GEOID18
- Combined Grid Factor (Grid to Ground): 1.000133881058



TENNESSEE GRID COORDINATES (NAD83)
NORTHING: 575350.02
EASTING: 2253275.03

TENNESSEE GRID COORDINATES (NAD83)
NORTHING: 574836.75
EASTING: 2253213.32



VICINITY MAP (Not To Scale)

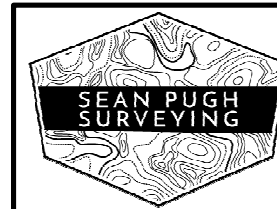
LEGEND

IPS ○	NEW 1/2" REBAR AND CAP, R.L.S. # 2341 SET
⊕	POINT DESCRIBED ON PLAT
⊙	WATER METER
⊙	ELECTRIC METER
PP ○	UTILITY POLE
○	METAL FENCE POST IN FENCE
—	SURVEYED PROPERTY LINE
— PL —	ADJOINING PROPERTY LINE
- - -	BUILDING SETBACK LINE
— ROW —	ROAD RIGHT-OF-WAY
— X —	EXISTING FENCE
- - -	EDGE OF ROAD, DRIVEWAY, SIDEWALK OR EASEMENT
— E —	ELECTRIC LINE
— 6"WM —	EXISTING 6" WATER MAIN
[Pattern]	EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM
[Pattern]	EXISTING BRICK OR PAVER WALKWAY
[Pattern]	EXISTING CONCRETE SIDEWALK OR DRIVEWAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	592.96'	57.52'	57.50'	N 43°23'08" W
C3	592.96'	197.43'	196.52'	N 31°04'05" W

FINAL PLAT FOR HASTON PROPERTY 2
Located in the First Civil District of Cumberland County, Tennessee
PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION

DEVELOPER: DAVID HASTON ADDRESS: 119 LUXURY LANE DANDRIDGE, TN 37725 TELEPHONE: (865) 567-9058	SURVEYOR: SEAN PUGH ADDRESS: 8334 CHEROKEE TRAIL CROSSVILLE, TN, 38572 TELEPHONE: (931) 200-5227
ENGINEER: ADDRESS:	ACREAGE SUBDIVIDED: 2.26 ACRES NUMBER OF LOTS: 1 SCALE: 1" = 50' TAX MAP: 126, PARCEL: PORTION OF 55.00 DEED BOOK: 1372, PAGE: 412 DATE: OCTOBER 5, 2021
TELEPHONE:	



8334 CHEROKEE TRAIL, CROSSVILLE, TN, 38572
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EMAIL: surveytenn@gmail.com